

WATER STREET

5200 N O'CONNOR BLVD | LAS COLINAS, TX



weitzman®

BY THE NUMBERS

- Gables Water Street offers 316 multifamily units on site, and is surrounded by another 8,800 multifamily units within a 1-mile radius.
- Williams Square is directly across from Gables Water Street which includes more than 1.5M SF of office with an additional 9.2M SF of office space within a 1-mile radius.
- Gables Water Street is part of the Irving Entertainment District which includes Toyota Music Factory and the Irving Convention Center at Las Colinas situated directly to the north.

5 MINUTES	7 MINUTES	10 MINUTES
28,016 POPULATION	67,798 POPULATION	49,686 POPULATION
58,414 DAYTIME POPULATION	130,788 DAYTIME POPULATION	315,664 DAYTIME POPULATION
\$143,634 AVERAGE HH INCOME	\$138,078 AVERAGE HH INCOME	\$113,413 AVERAGE HH INCOME
\$588,202 AVERAGE HOME VALUE	\$530,395 AVERAGE HOME VALUE	\$429,114 AVERAGE HOME VALUE

2024 (Source: ESRI)

3.3MM Workforce within
a 20 minute drive

Water Street is at the heart of the vibrant Las Colinas, a thriving urban hub transformed by more than \$700 million in recent revitalization efforts.

Within 1 mile

30+ Bars/Restaurants **~10.7M** SFOffice **25** Hotels / **2,000+** Keys

Multifamily

1 MILE

9,495
MULTIFAMILY UNITS

3 MILE

32,375
MULTIFAMILY UNITS

370

MULTIFAMILY UNITS
UNDER CONSTRUCTION

890

MULTIFAMILY UNITS
UNDER CONSTRUCTION

CENTRALLY LOCATED, EXCEPTIONALLY

CONNECTED



Water Street is a **14-acre, mixed-use development** in the heart of Las Colinas. Located on a 126-acre lake along O'Connor Boulevard featuring multifamily along with 60,000 SF of retail and restaurants.

10

MINUTES

to DFW
International
Airport

15

MINUTES

to Uptown &
Dallas CBD

10

MINUTES

to Dallas Love-
Field Airport

30

MINUTES

to Fort Worth
CBD

8 MINUTE walk to nearest
DART light rail station

OVERVIEW OBLIQUE



ATTRACTIONS



Las Colinas Country Club

A premier private club renowned for its luxurious amenities and picturesque setting. Nestled amidst rolling hills and scenic landscapes, it features a championship 18-hole golf course, tennis courts, a state-of-the-art fitness center, swimming pools, and elegant dining options.



Ritz Carlton

The Ritz-Carlton Dallas Las Colinas is the ultimate escape from the hectic day-to-day routine featuring premier concierge services, luxurious amenities, spacious rooms, suites and villas, world-class dining and the highest level of elevated services.



Irving Convention Center

The \$133 million Irving Convention Center at Las Colinas is situated in the heart of the Las Colinas Urban Center – Irving's international business district.



Music Factory

With 25 restaurant and entertainment concepts, an Alamo Drafthouse Movie Theater, the Toyota Music Factory is the new destination in D-FW.



AT A GLANCE

IRVING-LAS COLINAS

A city on the rise, Irving has a population of more than 240,000 residents and is located in the center of North Texas, the fourth-largest metropolitan area and one of the fastest-growing regions in the United States with over seven million residents.

Irving-Las Colinas is the first choice for many of our nation's leading and most innovative industries. With our pro-business mindset, many companies also choose the competitive advantage of making Irving-Las Colinas, recognized as the "Headquarters of Headquarters" their headquarters or regional home.

(Irving-Las Colinas Chamber of Commerce)

#2

hardest-working city
in America
(NBC North Texas)

Fortune 500 Companies

The global headquarters of **10** Fortune 500 companies and **4** Fortune 1000 call Irving-Las Colinas home.

FLUOR

DARLING
INGREDIENTS

VISTRA
ENERGY

Celanese
The chemistry inside innovation™

CATERPILLAR

Builders
FirstSource

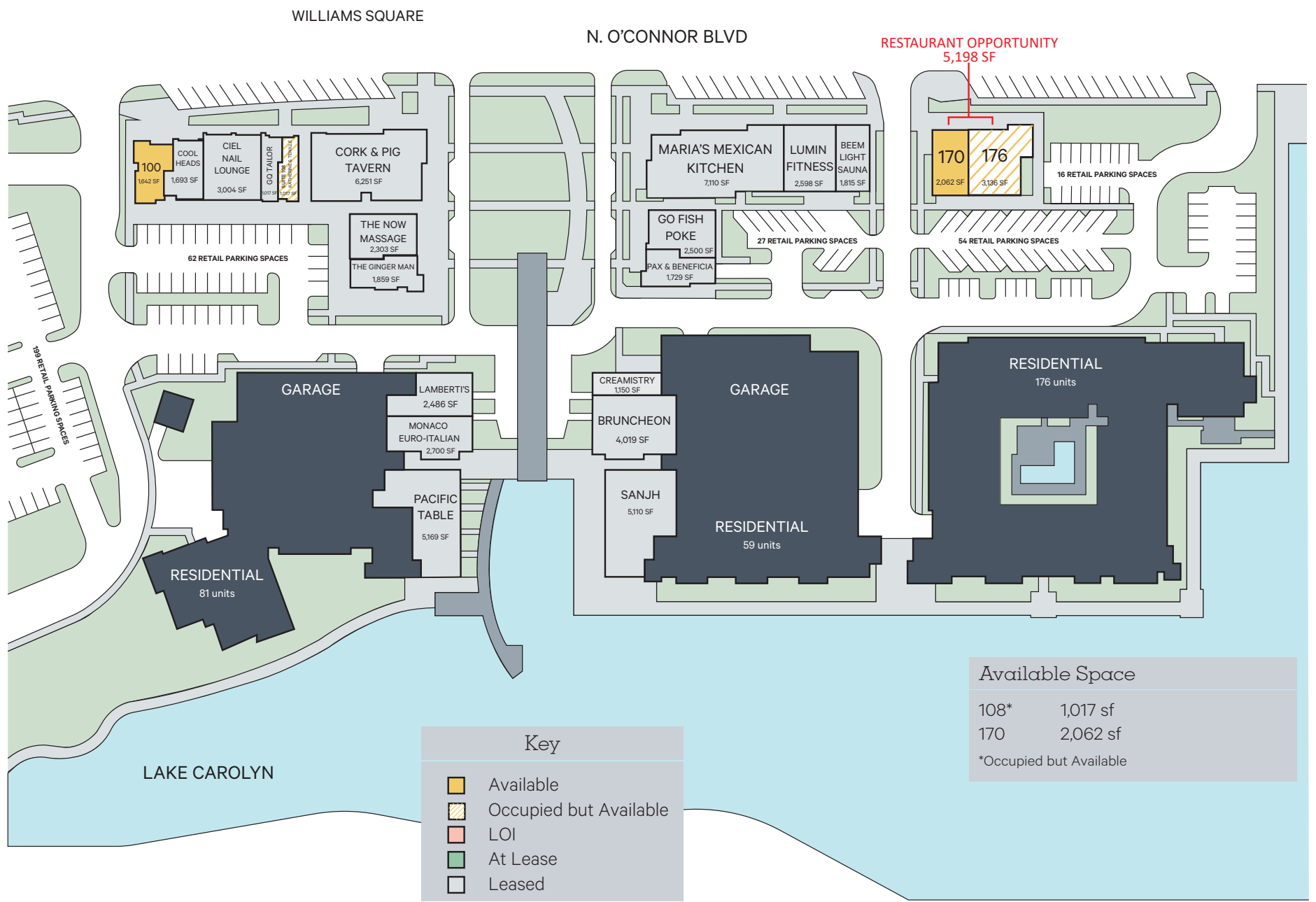
Kimberly-Clark

EMC



In the past year, Irving, Texas, attracted **3.4MM** visitors who spent a total of **\$2.3B**, according to the Irving Convention and Visitors Bureau.

SITE PLAN

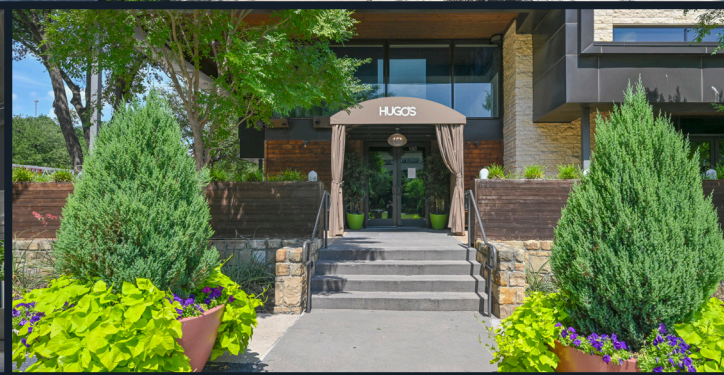




MACRO AERIAL



GROUND PHOTOS





CONTACT:

MAGGIE HANSEN

VICE PRESIDENT

mhansen@weitzmangroup.com

214.442.7513

EMILIE GIOIA PAULSON

SENIOR VICE PRESIDENT

emilie@weitzmangroup.com

214.720.3626

weitzman[®]

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhansen@weitzmangroup.com

Email

(214) 442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Emilie Gioia Paulson

Sales Agent/Associate's Name

682080

License No.

emilie@weitzmangroup.com

Email

(214) 720-3626

Phone

Buyer/Tenant/Seller/Landlord Initials

Date